

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1701 WEST STATE ROAD 46; (ARTHUR & BARBARA BLAKSLEY, APPLICANTS).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 8-23-04 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1701 WEST STATE ROAD 46; (ARTHUR & BARBARA BLAKSLEY, APPLICANTS).; OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1701 WEST STATE ROAD 46; (ARTHUR & BARBARA BLAKSLEY, APPLICANTS).; OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

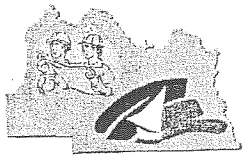
GENERAL INFORMATION	ARTHUR AND BARBARA BLAKSLEY 1701 WEST STATE ROAD 46 GENEVA, FL 32732	A-5 DISTRICT, LDC SECTIONS 30.43(b)(2), 30.104(b)(10), 30.104(b)(11), 30.123 & 30.1401
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT REQUESTS APPROVAL FOR THE USE OF AN EXISTING MOBILE HOME FOR A MEDICAL HARDSHIP IN THE A-5 DISTRICT. • THE EXISTING MOBILE HOME IS A 1985 MODEL (28 FT X 52 FT IN SIZE) AND WAS APPROVED IN 1986 FOR A MEDICAL HARDSHIP UNDER THE PREVIOUS OWNER. • THE PROPERTY HAS AN EXISTING CONVENTIONAL HOME THAT WAS CONSTRUCTED IN 1960, IN WHICH THE PROPERTY OWNERS ARE PLANNING TO REMODEL. • THE TEMPORARY PLACEMENT OF A MOBILE HOME FOR A MEDICAL HARDSHIP ON A LOT OCCUPIED BY A PERMANENT SINGLE-FAMILY DWELLING IS PERMITTED ONLY BY SPECIAL EXCEPTION. 	

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-5	RURAL-5	MOBILE HOME
	NORTH	A-5	RURAL-5	VACANT
	SOUTH	A-5	RURAL-5	MOBILE HOME
	EAST	A-5	RURAL-5	VACANT
	WEST	A-1	RURAL-5	SINGLE-FAMILY
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED: <u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u> THE TREND OF NEARBY AND ADJACENT DEVELOPMENT INCLUDES LOW-DENSITY SINGLE-FAMILY USES, INCLUDING MOBILE HOMES. FOR THIS REASON, STAFF BELIEVES THE EXISTING USE WOULD BE COMPATIBLE. <u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u> SINCE THE EXISTING USE IS A SINGLE-FAMILY UNIT THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE THEY WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES. <u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u> THE REQUEST IS FOR THE APPROVAL OF SINGLE-FAMILY RESIDENTIAL USE, WHICH IS THEREBY CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FLU FOR THE SUBJECT PROPERTY. <u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u> THE SUBJECT PROPERTY IS A 2 ACRE SITE WHICH WAS A LOT OF RECORD PRIOR TO 1991. BASED ON THE SUBMITTED SITE PLAN, BOTH THE EXISTING AND PROPOSED MOBILE HOME USES WOULD COMPLY WITH THE MINIMUM DIMENSIONAL STANDARDS OF THE A-5 DISTRICT. <u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u>			

	<p>THE TREND OF DEVELOPMENT IN THE AREA INCLUDES SINGLE-FAMILY DEVELOPMENTS, MOST OF WHICH ARE MOBILE HOMES. FOR THIS REASON, STAFF DOES NOT BELIEVE THE EXISTING OR PROPOSED MOBILE HOME USES WOULD ADVERSELY AFFECT THE PUBLIC INTEREST.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT):</u></p> <p>THE EXISTING AND PROPOSED MOBILE HOME USES ARE CONDITIONAL USES IN THE A-5 DISTRICT. THE EXISTING MOBILE HOME COMPLIES WITH THE SITING STANDARDS ENUMERATED IN SECTION 30.124(B)(18) OF THE LAND DEVELOPMENT CODE, WHICH ARE INTENDED TO MINIMIZE POTENTIAL INCOMPATIBILITY WITH NEARBY CONVENTIONAL SINGLE-FAMILY HOMES. THE EXISTING MOBILE HOME WOULD BE REQUIRED TO COMPLY WITH THE SAME STANDARDS.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE EXISTING AND PROPOSED MOBILE HOME USES WOULD BE PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>THE EXISTING MOBILE HOME IS SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. THE PROPOSED MOBILE HOME WOULD UTILIZE THE SAME SERVICES AND WOULD THEREBY REQUIRE SEPARATE WELL AND SEPTIC SYSTEMS. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p>
<p>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTIONS 30.104(b)(10), 30.104(b)(11) & 30.1401</p>	<p>MOBILE AND MANUFACTURED HOMES SHALL BE PERMITTED IN THE A-5 DISTRICT IN ACCORDANCE WITH THE SITING STANDARDS OF LAND DEVELOPMENT CODE SECTION, WHICH ARE AS FOLLOWS:</p> <p><u>THE MOBILE HOME UNIT SHALL HAVE STREET ACCESS.</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE SITE HAS DIRECT VEHICULAR ACCESS TO STATE ROAD 46.</p>

	<p><u>THE MOBILE HOME UNIT SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.</u></p> <p>THE EXISTING MOBILE HOME WAS INSTALLED AND ANCHORED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.</p>
	<p><u>OPAQUE SKIRTING SHALL BE USED AT THE BASE OF THE MOBILE HOME UNIT.</u></p> <p>THE EXISTING MOBILE HOME HAS OPAQUE SKIRTING TO SCREEN THE OPEN BASE OF THE UNIT.</p>
<p>STANDARDS FOR LIMITED USE OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTIONS 30.123</p>	<p>THE TEMPORARY OCCUPANCY OF A MOBILE HOME BY A CHRONICALLY ILL RELATIVE IS ALLOWED IN THE A-5 DISTRICT SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ A MOBILE HOME SHALL BE PLACED ON THE SAME LOT OR PARCEL AS THE FAMILY RESIDENCE.○ THE NECESSITY OR HARDSHIP SHALL BE SUBSTANTIATED BY DOCUMENTARY EVIDENCE.○ PERMITS SHALL BE LIMITED TO A MAXIMUM OF TWO (2) YEARS AND ONLY (1) ONE EXTENSION OF THIS CONDITIONAL USE MAY BE APPROVED.
<p>STAFF FINDINGS:</p>	<p>SPECIAL EXCEPTIONS WITH RESPECT TO MOBILE HOMES, SECTION 30.104(b) OF THE LAND DEVELOPMENT CODE PROVIDES THE ABILITY FOR THE BOA IN ITS SOUND DISCRETION TO PLACE REASONABLE CONDITIONS AND LIMITATIONS, WHICH ARE NECESSARY TO PROTECT THE CHARACTER OF AN AREA AND ARE IN FURTHERANCE OF THE PUBLIC INTEREST. THEREFORE, THE BOA SHOULD GIVE PRIMARY CONSIDERATION TO EITHER GRANTING TEMPORARY STATUS OR DENYING THE REQUEST, BASED UPON THE FOLLOWING FACTORS:</p> <p><u>COMPATIBILITY:</u></p> <p>STAFF BELIEVES THE SUBJECT PROPERTY'S LOCATION IS IN AN AREA WHERE MOBILE HOMES ARE THE PREDOMINANT SINGLE-FAMILY LAND USE. THEREFORE, THE POTENTIAL FOR ADVERSE IMPACT TO CONVENTIONAL SINGLE-FAMILY HOMES IN THE AREA ARE MINIMIZED. THIS BELIEF IS SUPPORTED BY THE FACT THAT THERE ARE MOBILE HOMES IN THE VICINITY OF WEST STATE ROAD 46 AND COCKRAN ROAD.</p> <p><u>DEVELOPMENT TRENDS IN THE AREA (CONVENTIONAL VS. MOBILE HOMES)</u></p> <p>AS STATED ELSEWHERE IN THIS REPORT, DEVELOPMENT TRENDS IN THE AREA HAVE LARGELY CONSISTED OF MOBILE HOMES AND CONVENTIONAL BUILT HOMES AS THE</p>

	PREDOMINANT SINGLE-FAMILY LAND USE TYPE.
STAFF RECOMMENDATION:	<p>THE EXISTING AND PROPOSED USES ARE COMPATIBLE WITH THE FLU DESIGNATION OF RURAL-5 AND MEETS THE SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-5 DISTRICT. THE USE INTENSITY OF THE EXISTING MOBILE HOME IS OTHERWISE CONSISTENT WITH THAT OF ADJOINING SINGLE-FAMILY DEVELOPMENTS, WHICH INCLUDES MOBILE HOMES.</p> <p>FOR THE REASONS STATED ABOVE, STAFF RECOMMENDS APPROVAL OF THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE PLACEMENT OF A MOBILE HOME, FOR TWO YEARS, IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT FOR A MEDICAL HARDSHIP AT 1701 WEST STATE ROAD 46, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• THE MOBILE HOME SHALL BE USED EXCLUSIVELY FOR THE PURPOSE OF A MEDICAL HARDSHIP AND SHALL BE REMOVED WHEN THE MEDICAL HARDSHIP CAN NO LONGER BE SUBSTANTIATED THROUGH DOCUMENTARY EVIDENCE.• ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, FOLLOWING INFORMATION PRESENTED AT THE PUBLIC HEARING.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-8355 FAX

RECEIVED

COPY

APPL. NO. BM 2004 **JUN 21 2004**

013

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

☐ **VARIANCE**

☐ **SPECIAL EXCEPTION**

☒ **MOBILE HOME SPECIAL EXCEPTION**

Yes

FOR A TEMPORARY MOBILE HOME

(MEDICAL HARDSHIP)
SEE

☒ **EXISTING** ☐ **PROPOSED** ☐ **REPLACEMENT**

MOBILE HOME IS FOR

YEAR OF MOBILE HOME 1985 SIZE OF MOBILE HOME 28 X 52

ANTICIPATED TIME MOBILE HOME IS NEEDED Indefinite - (PROBABLY 2 YRS.)

PLAN TO BUILD ☒ **YES** ☐ **NO** IF SO, WHEN Late 2004

MEDICAL HARDSHIP ☒ **YES** (LETTER FROM DOCTOR REQUIRED) ☐ **NO**

APPEAL FROM DECISION OF THE PLANNING MANAGER

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Arthur E. & Barbara J. Blaksley	
ADDRESS	1701 W. SR 46 Geneva FL 32732	
HONE 1	407-349-9529	
PHONE 2	407-314-5216	
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 1701 W. SR 46 Geneva FL 32732

CURRENT USE OF PROPERTY: Residential

LEGAL DESCRIPTION: Com at SW Corner of NW 1/4 of the NE 1/4 of Sec 12, Township 20 S.
Range 32 E then N 135.6 FT TO PT of Beginning - Rest on Survey

SIZE OF PROPERTY: 2 acre(s) PARCEL I.D. 17-20-32-300-0070-0000

UTILITIES: ☒ **WATER** ☐ **WELL** ☐ **SEWER** ☒ **SEPTIC TANK** ☐ **OTHER** _____

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ **YES** ☐ **NO**

This request will be considered at the Board of Adjustment regular meeting on Aug 23 BOA (6 PM)
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Arthur E. Blaksley
SIGNATURE OF OWNER OR AGENT*

6/20/04
DATE

* Proof of owner's authorization is required with submittal if signed by agent.

I:\p\projects\boa\master forms & lists\boa applications\boa application.doc

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING:

FEE: \$185 COMMISSION DISTRICT 2 FLU/ZONING R5/A-5
 LOCATION FURTHER DESCRIBED AS ON THE SW SIDE OF W. SR 46
 AT THE INTERSECTION OF MOCKINGBIRD LANE.

PLANNER V.B.

DATE 6/21

SUFFICIENCY COMMENTS APPLICANT'S PROPOSE TO RE-BUILD HOME ON EXISTING FOOTPRINT
 WILL NEED MOBILE HOME WHILE RE-BUILDING BUT ALSO UNTIL
 RECOVERED FROM SURGERIES IMPENDING.

NOTE - A MEDICAL HARDSHIP SPECIAL
 WAS GRANTED BEFORE ON THIS PARCEL
 FOR DIFFERENT CIRCUMSTANCES.

BOUNDARY SURVEY

CERTIFIED TO:
ARTHUR AND BARBARA
BLAKSLEY,
JIM WALTER HOMES, inc.

C/L DRAINAGE DITCH

5' WIRE FENCE
12.5 WEST

REC 1/2" IR

e = 25.4

e = 25.5

SOUTH 426.4 DESC. S 0-59-27 E 413.44 MEAS.

ELEVATION SURVEY NOTES: ELEVATIONS SHOWN AS ' e = 0.0 ' ARE BASED UPON NGVD 29 DATUM
AS PER FLORIDA D.O.T. BENCHMARK # 47 RECOVERED NORTH OF THE R/W OF SR 46.

STATE ROAD # 46

REC 1/2" IRON ROD

FL D.O.T. BM # 47

TWO LANE ASPHALT PAVEMENT

e = 21.6

POND
water e = 22.5

e = 24.8

WELL

REC 1/2" IR

WOOD PP

ASPHALT DRIVE

27.2 X 52.0
MOBILE HOME
Floor e = 29.5

9.8

SEPTIC MOUND

24" OAK

Proposed

PROPOSED 1-
STORY RES.

50.0

50.0

5.2

10.1

3.3

7.6 X 10.0 SHED

1.8

16.2 X 32.2 FRAME SHED

REC # 3382 1/2" IR

POINT OF BEGINNING

e = 27.0

NORTH 135.6 PER DESC.

N 0-29-46 W 137.35 MEAS.

REC 1" IP @ SW CORNER OF THE
NW 1/4 OF THE NE 1/4 OF SECTION 17

Water

REC 1/2" IR

WM

ASPHALT DRIVE

REC 1/2" IR

REC 1/2" IR

REC 1/2" IR

REC 1/2" IR

REC 1/2" IR

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REC 1/2" IR

LEGAL DESCRIPTION:
Commencing at the SW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 32 East, run North 135.6 feet to a Point of Beginning, thence run N 50 degrees 43 minutes E 297 feet to the R/W line of State Road 46, thence Northwesterly along said R/W 283.2 feet, thence South 426.4 feet more or less to the Point of Beginning. (Seminole County, Florida)

SPECIFIC SURVEY NOTES:
THIS BOUNDARY SURVEY IS BASED UPON THE RECOVERED MONUMENTATION AS SHOWN. BEARINGS ARE BASED UPON THE R/W OF STATE ROAD 46 AS BEING S 44-42-04 E PER NEARBY DEEDS. WOOD DECKING NEAR THE MOBILE HOME WAS NOT LOCATED FOR THIS SURVEY.

NORTH SCALE: 1" = 60 FEET

SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION PROVIDED BY CLIENT. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY FOR WHICH LEGAL DESCRIPTION WAS NOT PROVIDED. NO ABSTRACT OF TITLE IS INCLUDED WITHIN THIS SURVEY.
- 2) ALL LINEAR MEASUREMENTS ARE SHOWN IN DECIMAL FEET.
- 3) SIZE DIMENSIONS ARE IN FEET UNLESS SHOWN WITH INCH SYMBOL (").
- 4) ALL ANGLES ARE IN DEGREES-MINUTES-SECONDS.
- 5) UNDERGROUND IMPROVEMENTS AND/OR IMPROVEMENTS OUTSIDE OF PROPERTY LINES ARE NOT LOCATED UNLESS NOTED.
- 6) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL.

ABBREVIATION LEGEND:

REC = RECOVERED
MEAS. = MEASURED
IR = IRON ROD
C/L = CHAIN-LINK-FENCE
P/L = POWER POLE
B/L = BROKEN LINE (DISTANCE IS NOT SHOWN TO SC)

DESC. = CALCULATED
PLAT = PER PLAT (ALL DISTANCES IN FEET)
CM = CONCRETE MONUMENT
CONC. = CONCRETE
ASPH. = ASPHALT PAVEMENT
WM = WATER METER

SET = SET # 5154 1/2" IRON ROD
COR. = CORNER

FLOOD ZONE: X FEMA PANEL # 1217C06

DATED 4/17/95

PATRICK K. VANDERWYDEN, PLS
LAND SURVEYING SERVICES
6419 VINELAND ROAD
ORLANDO, FLORIDA 32819

SURVEY DATE 3/4/04

BY P.K.V.

PATRICK K. VANDERWYDEN, PLS
FLORIDA REGISTRATION # 5154
I CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYORS: CH/ 2 61617-6
FLORIDA ADMINISTRATIVE CODE, CHAPTER 2.

3/10/04

FLORIDA PHYSICIANS

M E D I C A L G R O U P

TUSCAWILLA FAMILY PRACTICE GROUP

LAWRENCE D. KRAMER, D.O.
JOHN W. TREHARNE, M.D.
JUDY HINES, D.O.
IVAN (SKIP) REPASS, PA-C

June 8, 2004

To Whom It May Concern:

RE: MRS. BARBARA J. BLAKSLEY

Date of Birth: 2-12-1941

Address: 1701 State Road 46
Geneva, FL 32732

Telephone Number: 407-349-9529

Dear Sirs:


Please be advised that Barbara Blaksley is a patient in my family practice. Her husband is cared for by the Veterans Administration and he has severe osteoarthritis of his hip. Barbara has multiple medical problems at this time and requires ongoing care. Due to the infirmities of Barbara and her husband, it would be our medical recommendation that a mobile home on their property be left in place so that her daughter could live there and oversee their medical condition and care. Your help and understanding in this matter would be most appreciated.

Yours truly,

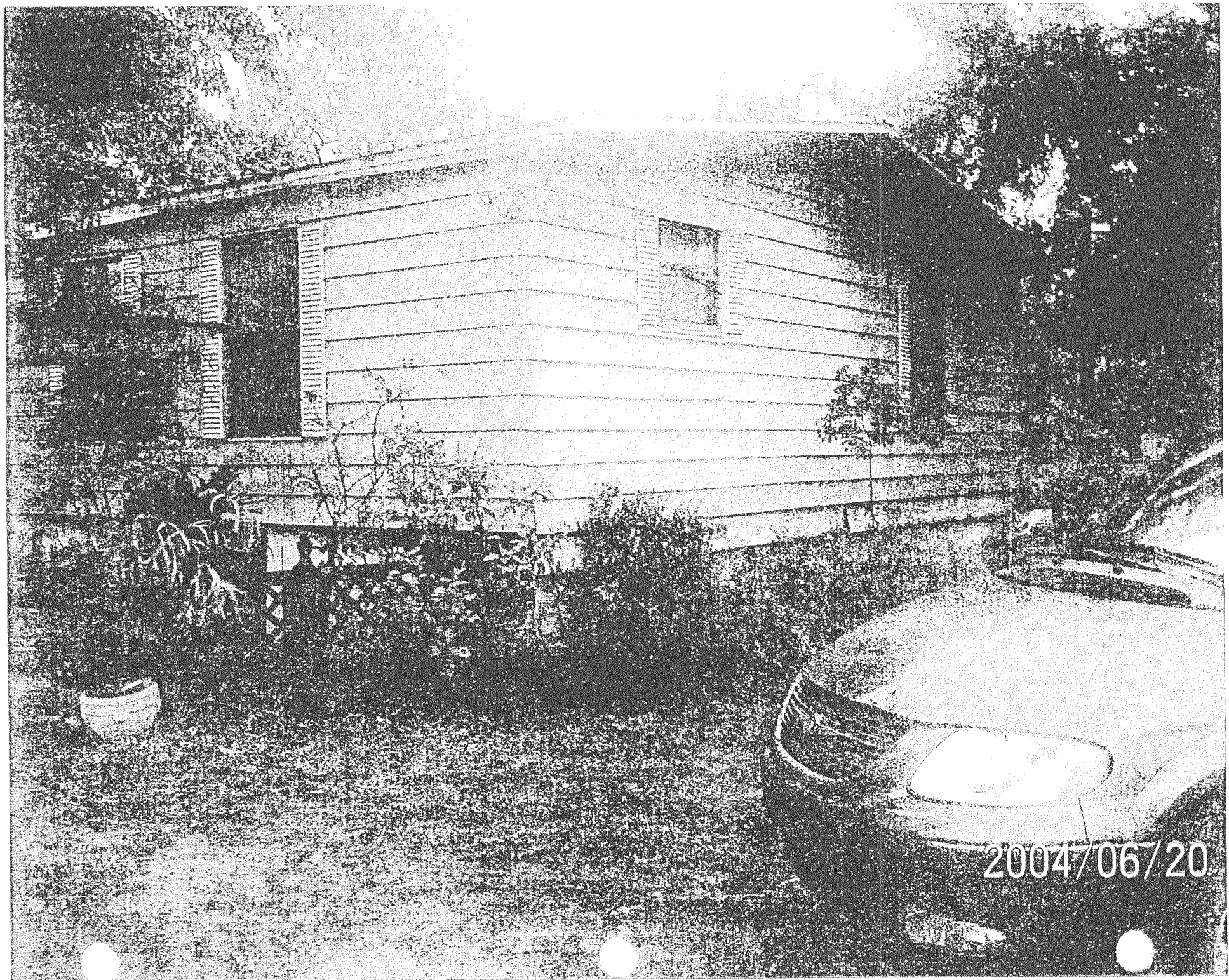


Lawrence D. Kramer, D.O.

LDK:tts-pc

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ Back ▶																								
 <p> Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-668-7505 </p>																													
<p style="text-align: center;">GENERAL</p> <p> Parcel Id: 17-20-32-300-0070-0000 Tax District: 01-TX DIST 1 - COUNTY Owner: BLAKSLEY ARTHUR & BARBARA Exemptions: Address: 1701 SR 46 W City, State, Zip Code: GENEVA FL 32732 Property Address: 1701 46 SR W GENEVA 32732 Subdivision Name: Dor: 01-SINGLE FAMILY </p>			<p style="text-align: center;">2004 WORKING VALUE SUMMARY</p> <p> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$41,349 Depreciated EXFT Value: \$978 Land Value (Market): \$25,704 Land Value Ag: \$0 Just/Market Value: \$68,031 Assessed Value (SOH): \$68,031 Exempt Value: \$0 Taxable Value: \$68,031 </p>																										
<p style="text-align: center;">SALES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>09/1997</td> <td>03297</td> <td>1017</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1980</td> <td>01281</td> <td>1307</td> <td>\$12,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1979</td> <td>01254</td> <td>0684</td> <td>\$7,500</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	09/1997	03297	1017	\$100	Improved	WARRANTY DEED	06/1980	01281	1307	\$12,000	Improved	WARRANTY DEED	11/1979	01254	0684	\$7,500	Vacant	<p style="text-align: center;">2003 VALUE SUMMARY</p> <p> 2003 Tax Bill Amount: \$1,123 2003 Taxable Value: \$65,502 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS </p>		
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FRONT FOOT & DEPTH	140	149	.000	180.00	\$25,704																								
BUILDING INFORMATION																													
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																				
1	SINGLE FAMILY	1960	3	858	1,442	858	SIDING AVG	\$41,349	\$54,407																				
	Appendage / Sqft		ENCLOSED PORCH UNFINISHED / 176																										
	Appendage / Sqft		SCREEN PORCH UNFINISHED / 136																										
	Appendage / Sqft		UTILITY UNFINISHED / 160																										
	Appendage / Sqft		ENCLOSED PORCH UNFINISHED / 112																										
EXTRA FEATURE																													
	Description	Year Blt	Units	EXFT	Value	Est. Cost New																							
	FIREPLACE	1981	1		\$850	\$2,000																							
	ALUM UTILITY BLDG NO FLOOR	1985	80		\$128	\$320																							
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																													

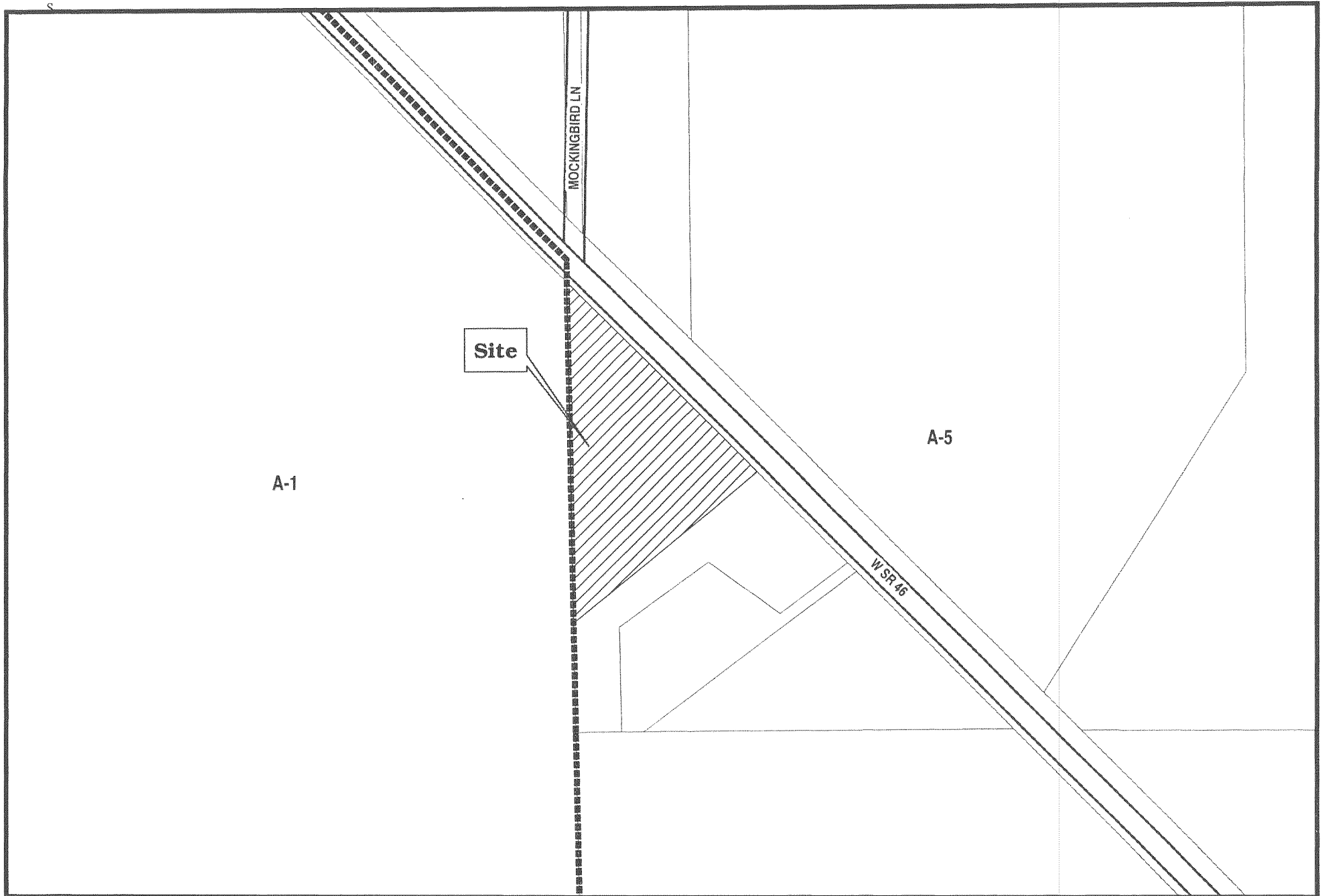
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[PROPERTY APPRAISER HOME PAGE](#)
[CONTACT](#)



2004/06/20

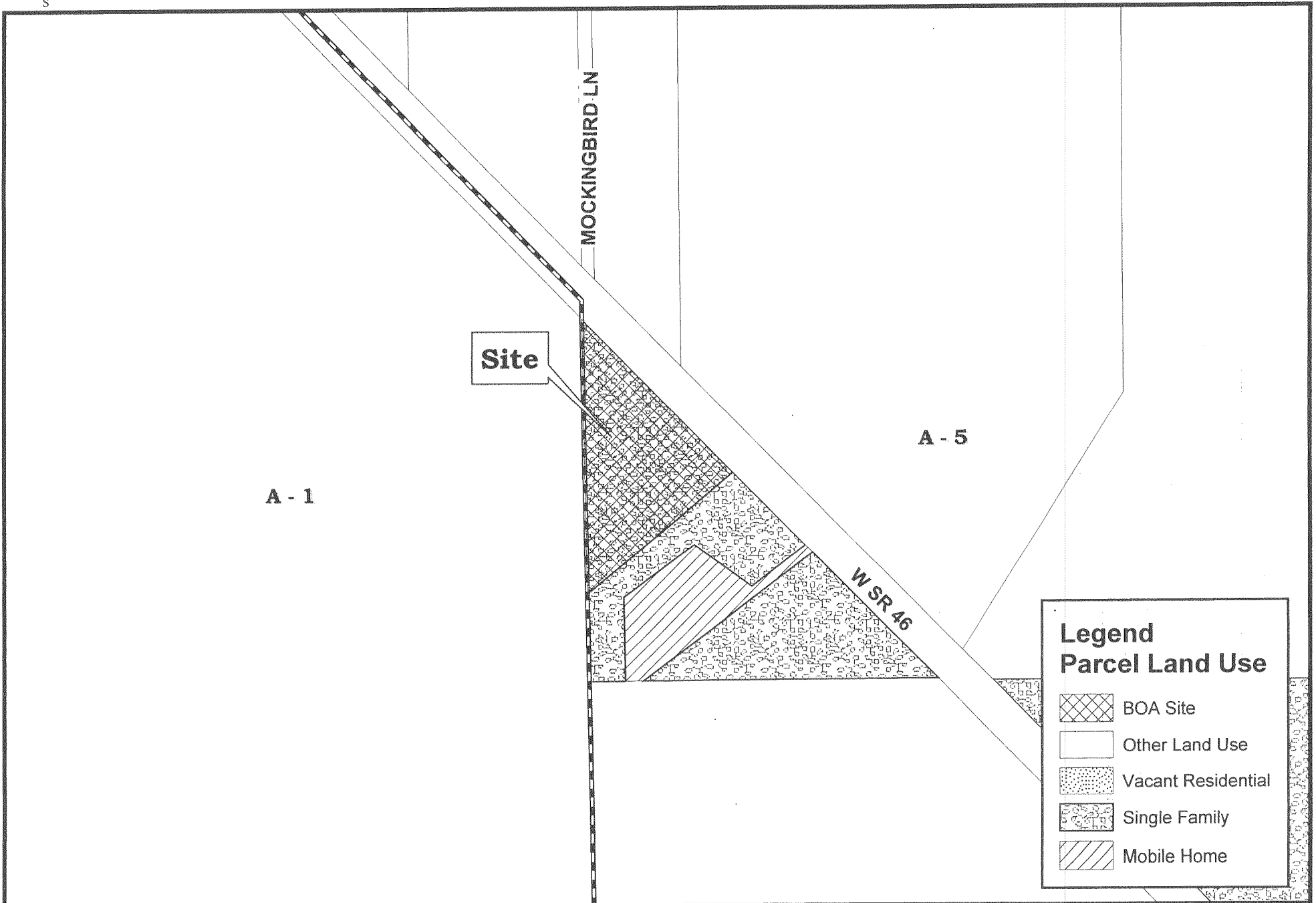


Arthur & Barbara Blaksley
1701 West State Road 46





Arthur & Barbara Blaksley
1701 West State Road 46



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 17 TWP 20S RGE 32E BEG 135.6 FT N OF SW COR NW 1/4 OF
NE 1/4 RUN N 50 DEG 45 MIN E 297 FT NWLY ON RD 282.2 FT S 426.4
FT TO BEG

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owners: Arthur and Barbara Blaksley
1701 West State Road 46
Geneva, FL 32732

Project Name: 1701 West State Road 46

Requested Development Approval:

SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME FOR A
MEDICAL HARDSHIP FOR TWO YEARS IN THE A-5 (RURAL ZONING
CLASSIFICATION DISTRICT)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Planner
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 1. THE MOBILE HOME SHALL BE USED EXCLUSIVELY FOR THE PURPOSE OF A MEDICAL HARDSHIP AND SHALL BE REMOVED WHEN THE MEDICAL HARDSHIP CAN NO LONGER BE SUBSTANTIATED THROUGH DOCUMENTARY EVIDENCE.
 2. THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: